

A DECLARATORY RESOLUTION confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1515 Dividend Road, Fort Wayne, Indiana 46808. (Iron Out Inc. / HDS Investments)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1, to wit:

Part of the Southwest Quarter and part of the West Half of the Southeast Quarter of Section 22, Township 31 North, Range 12 East, described as follows, to-wit:

Commencing at the intersection of Executive Boulevard and Production Road: thence due East 771.0 feet, and 1,476 feet due North to an iron rod, for a place of beginning; thence due West 360.0 feet to an iron rod; thence due North 250.0 feet to an iron rod; thence due East 360.0 feet to an iron rod; thence due South 250.0 feet to the place of beginning.

said property more commonly known as 1515 Dividend Road, Fort Wayne, Indiana 46808; and

WHEREAS, said project will retain 16 permanent jobs for a total annual payroll of \$497,841; and

WHEREAS, the total estimated project cost is \$375,000; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-



1 39, The Fort Wayne Redevelopment Commission has adopted a  
2 Resolution approving the designation.

3 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
4 THE CITY OF FORT WAYNE, INDIANA:

5 SECTION 1. That, the Resolution previously designating  
6 the above described property as an "Economic Revitalization  
7 Area" is confirmed in all respects.

8 SECTION 2. That, the hereinabove described property is  
9 hereby declared an "Economic Revitalization Area" pursuant to  
10 I.C. 6-1.1-12.1, said designation to begin on the effective  
11 date of this Resolution and continue for a one (1) year  
12 period. Said designation shall terminate at the end of that  
13 one (1) year period.

14 SECTION 3. That, said designation of the hereinabove  
15 described property as an "Economic Revitalization Area" shall  
16 apply to both a deduction of the assessed value of real estate  
17 and personal property for new manufacturing equipment.

18 SECTION 4. That, the estimate of the number of  
19 individuals that will be employed or whose employment will be  
20 retained and the estimate of the annual salaries of those  
21 individuals and the estimate of the value of redevelopment or  
22 rehabilitation and the estimate of the value of the new  
23 manufacturing equipment, all contained in Petitioner's  
24 Statement of Benefits are reasonable and are benefits that can  
25 be reasonably expected to result from the proposed described  
26 redevelopment or rehabilitation and from the installation of  
27 the new manufacturing equipment.

28 SECTION 5. The current year approximate tax rates for  
29 taxing units within the City would be:

- 30 (a) If the proposed development does not occur, the  
31 approximate current year tax rates for this site  
32 would be \$7.7728/\$100.



1 (b) If the proposed development does occur and no  
2 deduction is granted, the approximate current year  
3 tax rate for the site would be \$7.7728/100 (the  
4 change would be negligible).

5 (c) If the proposed development occurs and a deduction  
6 percentage of fifty percent (50%) is assumed, the  
7 approximate current year tax rate for the site  
8 would be \$7.7728/\$100 (the change would be  
9 negligible).

10 (d) If the proposed new manufacturing equipment is not  
11 installed, the approximate current year tax rates  
12 for this site would be \$7.7728/\$100.

13 (e) If the proposed new manufacturing equipment is  
14 installed and no deduction is granted, the  
15 approximate current year tax rate for the site  
16 would be \$7.7728/\$100 (the change would be  
17 negligible).

18 (f) If the proposed new manufacturing equipment is  
19 installed and a deduction percentage of eighty  
20 percent (80%) is assumed, the approximate current  
21 year tax rate for the site would be \$7.7728/\$100  
22 (the change would be negligible).

23 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby  
24 determined that the deduction from the assessed value of the  
25 real property shall be for a period of ten (10) years, and  
26 that the deduction from the assessed value of the new  
27 manufacturing equipment shall be for a period of five (5)  
28 years.

29 **SECTION 7.** The benefits described in the Petitioner's  
30 Statement of Benefits can be reasonably expected to result  
31 from the project and are sufficient to justify the applicable  
32 deductions.



**SECTION 8.** For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the statement of benefits form approved by the Fort Wayne Common Council at the time of filing.

**SECTION 9.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included in the deduction application. For subsequent years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

**SECTION 10.** The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

**SECTION 11.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

QJShm

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay  
J. Timothy McCaulay, City Attorney



Read the first time in full and on motion by Belmont, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 23rd, day of February, 19 93, at 7:00 o'clock P. M., E.S.T.

DATED: 2-5-93

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED ~~Lost~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>	<u>1</u>		
BRADBURY		<u>✓</u>		
EDMONDS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 2-23-93

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. Q-08-93 on the 23 day of February, 19 93

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark C. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of February, 19 93 at the hour of 11:30 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of March, 19 93, at the hour of 10 o'clock A. M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

February 10, 1993

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of  
February 13, 1993, in both the News Sentinel and Journal  
Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-93-02-01 & R-93-02-02  
Revitalization Area

Please send us 3 copies of the Publisher's Affidavit from  
both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-93-02-01 AND R-93-02-02 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on February 9, 1992,  
date

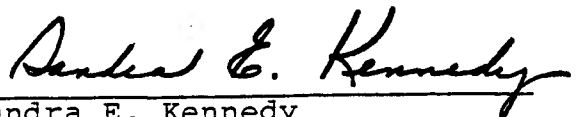
designating property at 1515 Dividend Road, Fort Wayne, IN -  
(Iron Out, Inc. / HDS Investments)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, February 23, 1993, at 7:00 P.M.  
date, time & place  
(EST), at the Common Council Conference Room 128, City-County  
Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

  
Sandra E. Kennedy  
City Clerk

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines  
at .33 cents per line

\$ 8.25

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 9.25

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Feb 13, 19 93

Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana )  
) ss:  
Allen County )

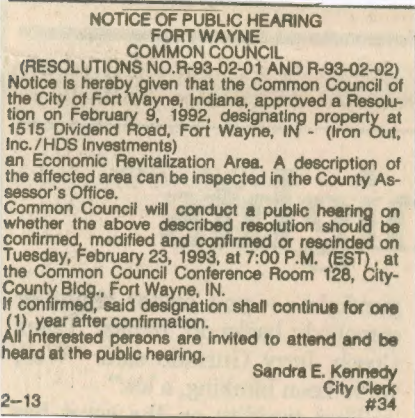
Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time 2/13/93, the dates of publication being as follows:

Cindy Gillenwater

Subscribed and sworn to before me this 13th day of Feb 19 93

Notary Public Whitley County, IN  
SHELLEY R. LARUE

My commission expires: March 3, 1994





FW Common Council  
(Governmental Unit)To: The News-Sentinel Dr.  
P.O. Box 100  
Fort Wayne, INALLEN County, Indiana

## PUBLISHER'S CLAIM

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Total number of lines in notice \_\_\_\_\_

## COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines  
at .33 cents per line\$ 8.25Additional charge for notices containing rule or tabular work  
(50 percent of above amount) \_\_\_\_\_Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 1.00

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Date: Feb 13, 19 93Title: Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time \_\_\_\_\_, the dates of publication being as follows:

2/13/93Subscribed and sworn to before me this 13th day of Feb, 19 93SHELLEY R. LARUE  
Notary Public Whitley County, INMy commission expires: March 3, 1994

## NOTICE OF PUBLIC HEARING

FORT WAYNE  
COMMON COUNCIL(RESOLUTIONS NO. R-93-02-01 AND R-93-02-02)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 9, 1992, designating property at 1515 Dividend Road, Fort Wayne, IN - (Iron Out, Inc./HDS Investments)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 23, 1993, at 7:00 P.M. (EST), at the Common Council Conference Room 128, City-County Bldg., Fort Wayne, IN.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk  
#34



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Iron Out Inc. / HDS Investments is requesting a tax abatement in order to construct a 10,000 sq. ft. cold storage warehouse with concrete block walls and flat built-up roof. They would also like to purchase five pieces of machinery, which consist of two bottle filling lines, two carton taping machines, and a bottle unscrambler and orienter.

Q-93-02-02

EFFECT OF PASSAGE Will allow for the retention of 16 permanent jobs.

EFFECT OF NON-PASSAGE May not be able to sustain growth which has resulted in the addirion of four permanent positions in the past two years.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt



BILL NO. R-93-02-02

REPORT OF THE COMMITTEE ON  
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS  
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the  
designation of an "Economic Revitalization Area" under I.C.  
6-1.1-12.1 for property commonly known as 1515 Dividend Road,  
Fort Wayne, Indiana 46808 (Iron Out Inc./HDS Investments)

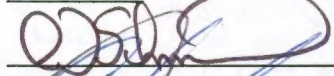
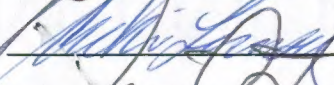
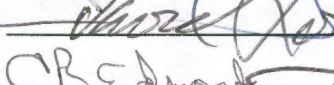
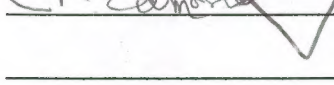
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 2-22-93

Sandra E. Kennedy  
City Clerk